

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, September 18, 2013, 1:30 p.m.,
Conference Room 214, 2nd Floor, County-City Building,
555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Tim Francis, Jim Johnson, Berwyn Jones and Jim McKee; (Liz Kuhlman and Greg Munn absent). Ed Zimmer, Stacey Groshong Hagemen and Teresa McKinstry of the Planning Department; Hallie Salem of Urban Development; Audrey Mohr of the Nebraska State Historical Society; Nancy Hicks of the Lincoln Journal Star and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Vice-Chair Tim Francis called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Francis then requested a motion approving the minutes for the regular meeting held August 15, 2013. Motion for approval made by Johnson, seconded by Jones and carried 4-0: Francis, Johnson, Jones and McKee voting 'yes'; Kuhlman and Munn absent.

The opportunity was then given for persons with limited time or with an item not appearing on the agenda to address the Commission.

- John Bruner appeared. He is the representative for the owners of Option 13 in the Haymarket. The owners would like to remodel the exterior of the buildings. When these buildings were erected, it was very quick construction. The exteriors are in need of upgrading. Water is starting to come in through the siding. The existing siding is a faux brick product. These are the buildings that are the transition from the Haymarket to the West Haymarket. They don't want a new product to look old. With the help of Sinclair Hille, they came up with a design. Limestone was chosen for the lower portion of the buildings, and a darker metal shingle for above. They are proposing a metal stamped shingle. It has been used on the new Amtrak station and also on the Sinclair Hille building. They would also like to change the exterior light fixtures. They want to use pole fixtures on the inside of the courtyard and the side of the building. They are proposing a warehouse type door with moldings and a curve. The physical address of this building is 350 N. 7th Street. It is just south of the Post Office.

Ed Zimmer stated that this information came to him last week after the legal advertisement had already been submitted for this meeting. This item will be back next month for consideration by the Commission.

Jones wondered if this building is within the jurisdiction of Historic Preservation Commission. Zimmer replied yes. The east half is within the jurisdiction. Therefore, he believes it makes sense to review the whole building.

Johnson likes what has been proposed so far.

Jones believes it will be a big improvement.

Zimmer questioned if the usage of stone along the back of the building makes sense. The stone doesn't seem visually connected to anything. He suggested the material on the whole wall could be the same.

McKee questioned what the proposed panels are made of. Zimmer replied it is a metal product. Bruner said it is the same manufacturer as what they are using across the street.

Francis asked if the railing on the top is defective. Bruner replied yes.

McKee inquired if full limestone is being proposed. Bruner replied it is real stone, used as a veneer several inches thick.

Jones is unsure of the stamped metal shingle. Zimmer questioned the color. Bruner replied it will be brown.

Francis agrees with Zimmer. He is not sure the stone columns are necessary.

Bruner stated that they tried renderings with the columns gone, and he did not think it looked as good. They will also be putting more trim around the windows than what is shown.

Zimmer questioned if a more unified solution was explored. Perhaps shingles could be used all over, but vary the color where you want relief.

Francis thinks different colored shingles for the different floors would work.

There was general support for the project.

McKee is not thrilled with too many surfaces being used, but he doesn't see anything he doesn't like. He did solicit an opinion from Michelle Penn, who is present at the public hearing today.

Michelle Penn is unsure about the design of the garage doors. In her opinion, it gives it a residential scale. She could envision a more blocked out design. The alleyway is used quite a lot. The use of some stone or stable product is smart. There can be graffiti in that area. Thinbrick is expensive. She thinks there is a lot going on with this building.

Zimmer noted this will be on the October 2013 agenda for public hearing and action.

**APPLICATION BY “SWEEP LEFT” FOR A CERTIFICATE OF APPROPRIATENESS
FOR WORK AT THE PEPPERBERG BUILDING, 815 O STREET IN THE HAYMARKET
LANDMARK DISTRICT
PUBLIC HEARING:** **September 19, 2013**

Members present: Francis, Johnson, Jones and McKee; Kuhlman and Munn absent.

Zimmer presented a graphic for the redesigned sign. The address on the bottom portion is a placeholder for another tenant. If the owner wants to change the sign to add another tenant, they will have to come back for approval of a new design for the sign.

ACTION:

Johnson moved approval of the sign as proposed, seconded by McKee and carried 4-0: Francis, Johnson, Jones and McKee voting ‘yes’; Kuhlman and Munn absent.

Zimmer stated that as the applicant further researched the deck design that was previously approved, they discovered it was going to cost quite a bit. The proposal has been simplified. Previously, it was a false wood deck. The new proposal would be a cast in place concrete lifting of the concrete surface. He noted that an item in the public right-of-way must be reversible.

Francis believes this looks harmless enough.

Zimmer noted that the entrance remains the same. There will be an opening on the sidewalk for exiting.

Jones questioned the material of the railing. Jessica Lindersmith replied it will be steel.

Zimmer stated that a sidewalk café was already approved. The applicant is requesting approval of this simpler design. The footprint would stay the same.

Jones moved approval of the new deck design as proposed, seconded by McKee and approved 4-0: Francis, Johnson, Jones and McKee voting ‘yes’; Kuhlman and Munn absent.

APPLICATION BY BIN 105 FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE GRAINGER BUILDING, 105 N. 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

September 19, 2013

Members present: Francis, Johnson, Jones and McKee; Kuhlman and Munn absent.

Zimmer stated the Bin 105 is moving to a larger space at the south end of the building. They are seeking approval of a sidewalk café for part of the south end of the dock, and two awning signs on the south facade on "O" Street. The awnings would fit neatly between the piers. There would be tables along the railing. A design has been submitted and is in the agenda.

McKee questioned if there would be any signs under the awning. Steve Blazele replied no. There will be a sign in the window.

ACTION:

Jones moved approval of the sidewalk café and awnings as proposed, seconded by McKee and carried 4-0: Francis, Johnson, Jones and McKee voting 'yes'; Kuhlman and Munn absent.

APPLICATION BY MICHELLE PENN FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 1849 C STREET IN THE MOUNT EMERALD LANDMARK DISTRICT

PUBLIC HEARING:

September 19, 2013

Members present: Francis, Johnson, Jones and McKee; Kuhlman and Munn absent.

Michelle Penn appeared as applicant.

Zimmer stated that Mrs. Miller bought this parcel in 1896 and the house was built around that time. In 1905, a full second story was added. It appears the conservatory never changes. It is still there. The 1928 Sanborn map shows the additional porch and alterations to the front porch. The whole building was stuccoed. The eaves were removed. It has been a multi-family building since the mid 1940's. There are permits in 1944, 1945 and 1946 to change this to apartments. The current owners have had this house approximately five years. They are working on the interior. The skylights appeared in the roof before Michelle Penn's involvement. They are looking to make a legal, safer deck on the top with a railing.

Michelle Penn found a 1977 picture of the house. She thinks the house fell into somewhat disrepair. She does not believe the owner knew he had a historic home. She believes the upper deck area was done and has been there for some time. The roof was leaking and they decided to install skylights. There is some railing on the property and the back portion of the house that has been there for quite a while. The owner is proposing a higher than

typical railing. It is 5'3", 5'8" to the top finial. The owner doesn't want to worry about people going over the railing. She believes the styling is right. The owner now understands that he needs to come before this Commission with any exterior changes.

Zimmer thinks the proposed railing is high enough and transparent enough that he doesn't believe it would be obvious.

McKee doesn't think the skylights would even be visible from the street

ACTION:

Johnson moved approval of the skylights and railing as proposed, seconded by Jones .

Jones and Francis concurred that this house has already been altered beyond recognition of the original design.

Motion for approval carried 4-0: Francis, Johnson, Jones and McKee voting 'yes'; Kuhlman and Munn absent.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE
LEWIS-SYFORD HOUSE, 700 N. 16TH STREET
PUBLIC HEARING:**

September 19, 2013

Members present: Francis, Johnson, Jones and McKee; Kuhlman and Munn absent.

Zimmer is working with the Sartores. They will be back with a request to be able to use the house for five residents. A single family home can be used by any number of residents who are related, but only by family and up to two unrelated individuals. He would like to use the house for no more than five people, with no regard to relationship. Five people would be the maximum. He will bring this in next month. They are also interested in turning the east porch into an open porch. Today, they would like to put a metal roof on the carriage house. This would go over the existing roof. A metal roof would be natural and would preserve the original roof material of the carriage house.

ACTION:

McKee moved approval of the carriage house roof as proposed, seconded by Johnson and carried 4-0: Francis, Johnson, Jones and McKee voting 'yes'; Kuhlman and Munn absent.

Staff Report

- Zimmer provided an update regarding the gallery alley adjacent to Ann Burkholder's building. They are looking at lighting and repaving of the alley. Ann Burkholder would be engaged as the curator. She has exterior art on her building already. There seems to be a lot of potential to expand the area. This Commission will be involved each step along the way as it proceeds. The Mayor is very interested in participating in this. Proper lighting will be used. You can walk down the historic canopy, which is now installed. The suggestion from a previous discussion by this Commission was to keep this looking like an alley. That has been well received by Ann Burkholder and the lighting designer.

McKee questioned if the alley is currently asphalt. Zimmer replied it is brick on the north half, asphalt in the middle and broken brick on the south half. The broken south brick will be replaced with smoother pavers. In the middle, there is some concrete. There is a tunnel connecting underneath and some grade negotiation that needs to be considered. On the north half, the uneven brick will be lifted and replaced with a permeable brick.

McKee inquired about the ownership of the alley. Zimmer explained that there are many pieces and many owners to the different parts of the alley.

Zimmer stated that some work may occur in the alley this fall. The garage will be open in a couple of months. Work will certainly extend into next year. The permeable brick down the middle will greatly help this alley. There have been a lot of drainage problems in the past.

There being no further business, the meeting was adjourned at 2:40 p.m.